

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

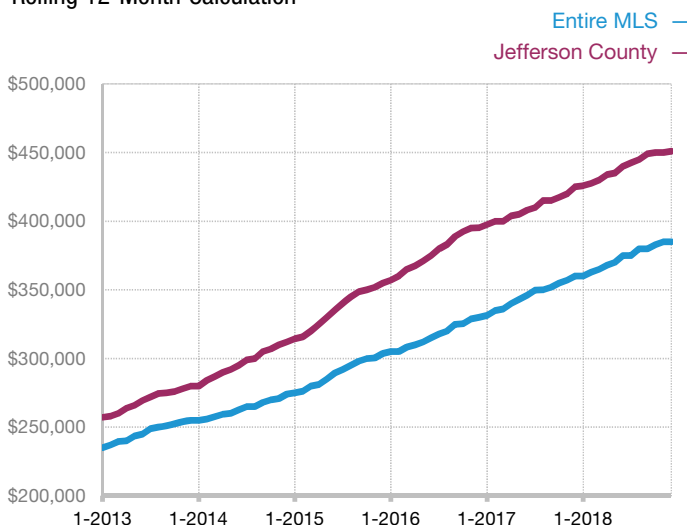
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	789	679	- 13.9%	--	--	--
Under Contract	389	389	0.0%	7,758	7,365	- 5.1%
New Listings	279	263	- 5.7%	8,716	8,582	- 1.5%
Sold Listings	575	482	- 16.2%	7,882	7,336	- 6.9%
Days on Market Until Sale	36	35	- 2.8%	26	24	- 7.7%
Median Sales Price*	\$437,500	\$453,750	+ 3.7%	\$425,000	\$451,000	+ 6.1%
Average Sales Price*	\$489,063	\$517,018	+ 5.7%	\$480,918	\$517,749	+ 7.7%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.8%	99.8%	0.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	175	204	+ 16.6%	--	--	--
Under Contract	142	153	+ 7.7%	2,724	2,645	- 2.9%
New Listings	118	112	- 5.1%	2,921	2,960	+ 1.3%
Sold Listings	181	171	- 5.5%	2,719	2,612	- 3.9%
Days on Market Until Sale	26	32	+ 23.1%	14	17	+ 21.4%
Median Sales Price*	\$262,000	\$285,000	+ 8.8%	\$255,500	\$280,250	+ 9.7%
Average Sales Price*	\$281,508	\$301,247	+ 7.0%	\$274,224	\$306,833	+ 11.9%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	101.0%	100.7%	- 0.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

